

# PUBLIC AND ASSISTED HOUSING REFORMS FOR THE 21<sup>ST</sup> CENTURY



Deadline To Register—Atlanta, GA: August 18, Kansas City, MO: September 1

**Time and Space Are Running Out  
REGISTER NOW!!**

**Get Into Workshop of Choice!**



## **Public Housing Agency Staff Conferences**

**August 28–September 1, 2000 (Atlanta, GA)**

**September 18–22, 2000 (Kansas City, MO)**



## An Urgent Message From the Assistant Secretary

Dear Executive Directors and Public and Assisted Housing Staff:

Over the past year, we all have been working very hard to implement the far-reaching provisions of the Public Housing Reform Act of 1998 (PHRA, also known as QHWRRA), which has triggered revisions of regulations for many parts of public and assisted housing. If you are involved in public housing operations or a Housing Choice Voucher program, the PHRA has deeply changed things for you.

The PHRA offers public and assisted housing the greatest opportunities for positive change since its inception. The Act embodies a new vision of public and assisted housing with greater local flexibility and revitalized, integrated communities. It requires expanded involvement of housing agencies and residents in making plans and setting rules. It provides mechanisms to strengthen housing affordability and to enhance the quality of life for residents.

Along with the greater flexibility of the PHRA comes a wider range of choices for housing agencies and residents. To help you make the most of the new opportunities that the PHRA provides, the Department is sponsoring two comprehensive training conferences for public and assisted housing staff starting August 28, 2000, in Atlanta, Georgia. These conferences focus specifically on changes to public and assisted housing by the PHRA. Similar, very successful conferences were held recently for more than 2,000 resident leaders to assist PHAs and residents through the extensive changes brought on by the PHRA.

The upcoming conferences are designed specifically for PHA administrators and staff. This training is being conducted by those who actually wrote the PHRA regulations, HUD subject-matter experts, other public and assisted housing experts, PHA administrators, and resident leaders. The mix of trainers provides for a unique practical and technical training experience.

**Register now, and make hotel reservations now to ensure your workshop choices and hotel accommodations including the government rate arranged for these conferences. You can register online at [www.hud.gov/pih](http://www.hud.gov/pih), by calling 1-800-876-2427, or by mailing the registration form as indicated on the form. Hotel and workshop information/topics are included in the conference booklet.**

We strongly encourage staff involved in the various public and assisted housing disciplines attend from your PHA. This PHRA training is essential for the effective and compliant implementation of these extensive Congressionally mandated changes, and we look forward to providing you with the necessary tools for transforming public housing in the 21st century.

Harold Lucas  
Assistant Secretary

# PHA STAFF CONFERENCES

August 28–September 1, 2000 • September 18–22, 2000

## PHA Staff Conference Overview



Monday, Tuesday, Wednesday—Public Housing Emphasis • Wednesday, Thursday, Friday—Housing Choice Voucher Emphasis

Monday	Tuesday	Wednesday	Thursday	Friday
<b>7:30 a.m.–6 p.m.</b> Registration	<b>7:30 a.m.–6 p.m.</b> Registration	<b>7:30 a.m.–6 p.m.</b> Registration	<b>7:30 a.m.–6 p.m.</b> Registration	<b>7:30–10 a.m.</b> Registration
<b>8:30–10 a.m.</b> Opening Plenary Public Housing Topics	<b>8:30–10 a.m.</b> Workshops Public Housing Topics	<b>8:30–10 a.m.</b> Workshops Public Housing/ Housing Choice Voucher Topics	<b>8:30–10 a.m.</b> Workshops Housing Choice Voucher Topics	<b>8:30–10 a.m.</b> Workshops Housing Choice Voucher Topics
<b>10–10:30 a.m.</b> Break	<b>10–10:30 a.m.</b> Break	<b>10–10:30 a.m.</b> Break	<b>10–10:30 a.m.</b> Break	<b>10–10:30 a.m.</b> Break
<b>10:30 a.m.–Noon</b> Workshops Public Housing Topics	<b>10:30 a.m.–Noon</b> Workshops Public Housing Topics	<b>10:30 a.m.–Noon</b> Workshops Public Housing/ Housing Choice Voucher Topics	<b>10:30 a.m.–Noon</b> Workshops Housing Choice Voucher Topics	<b>10:30 a.m.–Noon</b> Closing Plenary
<b>Noon–1:30 p.m.</b> Lunch (On your own)	<b>Noon–1:30 p.m.</b> Lunch (On your own)	<b>Noon–1:30 p.m.</b> Lunch (On your own)	<b>Noon–1:30 p.m.</b> Lunch (On your own)	
<b>1:30–3 p.m.</b> Workshops Public Housing Topics	<b>1:30–3 p.m.</b> Workshops Public Housing Topics	<b>1:30–3 p.m.</b> Plenary Session Housing Choice Voucher Topics	<b>1:30–3 p.m.</b> Workshops Housing Choice Voucher Topics	
<b>3–3:30 p.m.</b> Break	<b>3–3:30 p.m.</b> Break	<b>3–3:30 p.m.</b> Break	<b>3–3:30 p.m.</b> Break	Participants Depart
<b>3:30–5 p.m.</b> Workshops Public Housing Topics	<b>3:30–5 p.m.</b> Workshops Public Housing Topics	<b>3:30–5 p.m.</b> Workshops Housing Choice Voucher Topics	<b>3:30–5 p.m.</b> Workshops Housing Choice Voucher Topics	
	<b>5:15 p.m.</b> Ask HUD		<b>5:15 p.m.</b> Ask HUD	

**Additional Registration Hours: Sunday, 3:30–8 p.m.; Tuesday, 3:30–8 p.m.**



# PHA STAFF CONFERENCES

August 28–September 1, 2000 • September 18–22, 2000

Monday, Tuesday, Wednesday—Public Housing Emphasis • Wednesday, Thursday, Friday—Housing Choice Voucher Emphasis

## MANAGEMENT AND OVERSIGHT

**Developing Your PHA Plans**—Find out how to use your 5-year and annual plans to advise residents, the public, and HUD of your strategies for addressing community needs and needs of currently assisted families. Learn the latest policies and procedures for developing your plans.

**Understanding the SEMAP Rating Process**—This workshop explains HUD's plans to implement SEMAP ratings in fall 2000. It highlights HUD's work to automate SEMAP certifications and ratings, covering the rating process in detail.

**Understanding the Public Housing Assessment System (PHAS) (Two-part workshop)**—This two-part workshop provides an overview of PHAS, its four scoring components, and implementation. Participants should attend both parts.

**Troubled Agency Recovery**—This workshop provides an overview of the Office of Troubled Agency Recovery and the Troubled Agency Recovery Centers in Memphis, Tennessee, and Cleveland, Ohio. Topics will include the ways by which agencies are designated troubled, intervention and recovery processes, technical assistance, and receivership.

**What Every PHA Needs To Know About MTCS and PHRA**—This workshop offers an overview of MTCS and the upcoming release of MTCS 2000. It discusses changes in Form 50058 to implement PHRA and describes MTCS reports available to help PHAs develop their PHA Plans.

## OPERATIONS

**Operating Subsidies (Two-part workshop)**—Part One, Negotiating the Interim Operating Subsidy Formula, describes how representatives from housing agencies, resident organizations, and HUD crafted a new interim formula for operating fund distribution. In Part Two, Calculating Your Operating Subsidy, find out how the Interim Operating Subsidy Formula impacts your PHA's bottom line and learn how to calculate your PHA's subsidy. Sessions may be taken independently, but attendance at both is recommended.

**New Lead-Based Paint Regulations**—Discover how HUD's new lead-based paint regulations apply to housing programs assisted by the Office of Public and Indian Housing. This workshop prepares administrators of public housing and Housing Choice Voucher properties for new Federal regulations regarding disclosure, visual assessment, lead hazard reduction, ongoing maintenance, poisoned children, and data collection.

**Public Housing Homeownership: Program Changes and Plan Preparation**—This workshop compares the current public housing homeownership program with the program authorized under PHRA and provides guidance on how to prepare a Homeownership Plan.

## CAPITAL PROGRAMS

**The New Capital Fund Program**—Capital funding is made available to a PHA for its capital and management improvement needs, including modernization and development of public housing. Find out how HUD negotiated the Capital Fund formula and how changes affect your PHA.

**HOPE VI: An Overview**—This workshop describes the evolution and success of HOPE VI since 1993; how the program started, its progress, and its future under PHRA.

**Mixed Finance Development**—Based on lessons from HOPE VI, this session looks at how housing agencies can develop public housing using mixed sources of financing including capital, public housing, and HOPE VI funds.

**Removing Deteriorated Public Housing Units**—This workshop discusses strategies that can be used to remove deteriorating units or developments from your public housing stock, such as demolition/disposition and mandatory and voluntary conversion. It provides guidance on preparation of conversion plans and demolition/disposition applications.

## ADMISSIONS, OCCUPANCY, AND RENT

**Income and Rent Policy Changes (Two-part workshop)**—This session discusses key changes in income and rent policies, including determination of annual and adjusted income exclusions and deductions. It also covers minimum rent, income-based rents, flat rents, and family choice of rental payment. Attend this two-part workshop before "Changes in Admissions and Occupancy."

**Changes in Admissions and Occupancy (Two-part workshop)**—This workshop presents concepts and application of changes to admissions and occupancy policies, including income targeting, deconcentration, and income mixing. It also includes use of preferences as a result of the repeal of Federal preferences and establishment of site-based waiting lists. Attendance at "Income and Rent Policy Changes" is a prerequisite for this workshop.

**Improving Income Integrity**—Learn how to determine income, rent, and subsidy accurately using third-party income verification and tenant counseling. The workshop will also review how to apply income exclusions and deductions.

**Developing and Implementing "One Strike" Policies**—Find out how "One Strike" security and crime prevention policies affect public housing and Housing Choice Voucher admissions screening, occupancy, and eviction/termination under PHRA and other applicable laws.

**Elderly Initiative Offers Assisted Living Choice**—This workshop covers how PHAs can help frail elderly use housing choice vouchers to pay for housing expenses at an assisted living facility.

**Housing Opportunities/Requirements for People With Disabilities**—This workshop covers HUD funding announcements and utilization, allocation plans, PHA/Housing Choice Voucher/owner compliance (504, ADA, ABA, Fair Housing Act), program options/requirements, and the Deinstitutional Initiative.



**Implementing Community Service**—Under PHRA, public housing residents may be required to participate in community service or self-sufficiency activities. This session explains the new requirements, their benefits, and their exemptions as well as how to develop and administer a community service program in your PHA.



**Strengthening Families With the Fathers Initiative**—Learn about occupancy tools and grant opportunities for fathers as part of HUD's initiative on public housing and Housing Choice Voucher communities.

**What Every PHA Needs To Know About MTCS and PHRA**—This workshop offers an overview of MTCS and the upcoming release of MTCS 2000. It discusses changes in Form 50058 to implement PHRA and describes MTCS reports available to help PHAs develop their PHA Plans.

**Meeting Resident Needs Through Service Coordination**—Support services help improve the lives of the elderly and families living in public and assisted housing. Find out how housing agency service coordinators can enhance resident's access to support services.

## RESIDENT ROLES AND RESPONSIBILITIES



**Adding Residents to the PHA Board**—PHRA requires resident representation on a PHA's board of directors. This workshop presents the statute and covers how to notify residents, whether to choose the resident member by election or appointment, and training for the resident board member.

**Resident Involvement in Public Housing**—This workshop discusses the importance of resident involvement in creating a positive living environment and participating in the overall mission of public housing. Learn HUD policies, procedures, and requirements for participation of residents in public housing operations. Learn about new funding for resident participation being made available to your PHA in FY 2001. Provide comments on revisions for 24 CFR Part 964.

**ROSS for Resident Opportunities**—Find out how to access funding for a broad range of resident-led and resident-serving activities, including resident management and business development, capacity building for resident associations, conflict resolution, service coordination, and service delivery models for family self-sufficiency and for the elderly and people with disabilities.

**Promoting Family Self Sufficiency**—Learn about PHRA's impact on the Family Self-Sufficiency Program (FSS) and how PHAs have developed effective FSS programs and have worked with community partners.

**Helping Families Move From Welfare to Work**—Find out how PHRA affects residents on welfare and how housing authorities use vouchers and community partnerships to assist residents in moving from welfare to work.

## HOUSING CHOICE VOUCHERS AND MODERATE REHABILITATION



**The Housing Choice Voucher Merger Rule Changes (Two-part workshop)**—Part One, Pre-HAP, covers how the merger rule affects Housing Choice Voucher eligibility, targeting, preferences, voucher terms, portability, HQS, and other areas. Part Two, Post-HAP, includes more about the merger rule and its impact on PHA processes (such as calculating subsidy, reexaminations, and terminations) after entering into a HAP agreement.

**Voucher Funding: Renewing Tenant-Based Assistance**—This workshop covers HUD's method for allocating housing assistance to renew expiring annual contributions contracts for tenant-based assistance. Learn how the negotiated rulemaking process was used to decide the new allocation baseline.

**Homeownership Voucher Program**—This session describes key program areas where PHAs set administrative policy pertaining to the Homeownership Voucher Program. It identifies additional eligibility requirements for families' participation in the purchase program.

**How Project-Based Conversions Affect Assistance**—Learn how housing conversion actions such as preservation prepayments, voluntary termination actions, project-based opt-out, HUD enforcement actions, and HUD property dispositions can affect residents' assistance. It also covers conversion of preservation vouchers to enhanced vouchers.

**Renewal of Expiring Moderate Rehabilitation Contracts**—In this session, find out how to determine property owner eligibility for Moderate Rehabilitation contract renewals. Calculate and understand the basis for renewal rents as they pertain to Section 8 multifamily housing.

**Rent Reasonableness**—This workshop focuses on determining and documenting that initial rents to owners are comparable to private unassisted market rents, redetermining rents before rent increases, and owner certifications.

## SECURITY AND DRUG ELIMINATION



**Administering and Implementing PHDEP**—This session examines some important functions of administering and implementing the PHDEP program, including the role the executive director and administrative staff play in grant administration, incorporating the PHDEP plan into the agency's overall strategic planning process, and contracting and procurement issues.

**Developing Partnerships and Leveraging Resources at the Local Level**—This workshop covers ways to develop partnerships and leverage resources from government agencies and local private organizations to increase the impact of your PHDEP program.

**Impact of Regulatory and Legislative Changes on PHDEP**—This session examines recent improvements to the administration of the PHDEP program, including the transition from a competitive to a formula-based funding process and the new PHDEP plan requirements.

**Making the Drug Elimination Technical Assistance (TA) Program Work for You**—This workshop studies the Drug Elimination TA program, which provides assistance in developing and improving drug- and crime-elimination programs in public housing.

**Reporting, Recording, and Accountability Mechanisms**—This session covers the programmatic and technological mechanisms by which PHDEP grantees and HUD report and record progress and ensure accountability.

## ENERGY WORKSHOPS



**Managing Energy Costs: Utility Allowances and Metering**—Find out how to use utility allowances and metering to manage your PHA's energy costs. Learn how to estimate and monitor energy consumption and baseline your utility use.

**Negotiating Lower Rates With Utility Analysis**—Discover how to use your agency's utility bill to obtain a lower rate and find out how to choose a supplier in the light of utility deregulation. (This workshop applies to the Housing Choice Voucher Program.)

**Training Residents To Conserve Energy**—Learn options for training residents on energy conservation and how several housing agencies have trained residents to perform energy maintenance or upgrades. It includes case studies of ongoing resident conservation programs. (This workshop applies to public housing.)





# HOTEL/SHUTTLE INFORMATION

## PHA STAFF CONFERENCES

### Atlanta, GA

August 28–30, 2000: Public Housing Emphasis  
August 30–September 1, 2000: Housing Choice Voucher Emphasis

#### Lodging Information

Marriott Marquis  
265 Peachtree Center Avenue  
Reservations: 800–228–9290 or 770–858–1813  
Group Rate: \$93/single; \$113/double (plus 14% tax)  
**Cutoff Date for Group Rate:** Friday, August 18

#### Shuttle Service to the Marriott

From Atlanta Hartsfield International Airport (ATL):  
Shuttle service is available from Atlanta Airport Shuttle, located in the baggage claim area.

### Kansas City, MO

September 18–20, 2000: Public Housing Emphasis  
September 20–22, 2000: Housing Choice Voucher Emphasis

#### Lodging Information

Hyatt Regency Crown Center  
2345 McGee Street  
Reservations: 800–223–1234  
Westin Crown Center  
One Pershing Road  
Reservations: 800–228–3000 or 816–474–4400  
Group Rate: \$85/single; \$110/double (plus 13.6% tax)  
**Cutoff Date for Group Rate:** Friday, September 1

#### Shuttle Service to the Hyatt and Westin

Shuttle service is available from the Kansas City International Airport to the Hyatt and Westin hotels. Most workshops will be held in the Hyatt.

#### The Hyatt and Westin hotels in Kansas City

**are connected.** For people with physical mobility problems, the distance between hotels is extensive. If you require shuttle service or wheelchair assistance, please make a note on your registration form.

## IMPORTANT INFORMATION

Participants must reference HUD's Public Housing Reform Act training to receive the group rate at the hotel and a discount with the shuttle service providers.

**Hotel reservations MUST be made before the cutoff date to ensure the special rate.**

Reservations for handicap-accessible lodging must be made by the attendee directly with the hotel—please note that the hotels have a limited number of fully accessible rooms.

## AIRFARE DISCOUNTS

Delta Airlines offers a 5% discount off of the published round-trip fares; by purchasing your ticket 60 days or more prior to your departure date, you can receive an additional 5% discount. Take advantage of the special rates by one of the following methods:

- Calling Delta Meeting Network Reservations at 800–241–6760, weekdays 7:30 a.m.–11 p.m., or weekends 8:30 a.m.–11 p.m. Eastern Time.
- Having your travel agent call Delta Airlines.
- Contacting Research Travel at 800–446–4200.

*Please refer to File #162499A to receive Delta's special rates.*



# REGISTRATION FORM

## PHA STAFF CONFERENCES



**A separate registration MUST be submitted for each participant.**

Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Title: \_\_\_\_\_

Street Address: \_\_\_\_\_

\_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: (\_\_\_\_\_) \_\_\_\_\_

Fax: (\_\_\_\_\_) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

### Registration Options

**Internet:** <http://www.hud.gov/pih>

**Fax:** 301-519-6655 or 301-519-5161

**Mail:** PHRA Registrar, c/o Aspen Systems  
2277 Research Boulevard, MS-6E  
Rockville, MD 20850

**Questions?** Please call: 800-876-2427

### Check if applicable:

☐ **YES, I require accommodations for a disability.**

Please call toll-free: 800-876-2427 or the TDD/TTY at 800-483-2209 to request reasonable accommodations for a disability, including sign language interpreters. Explain need:

**Please check the days and locations you will attend. You may attend both sessions of each conference.**

### ATLANTA, GA—Deadline to register: August 18

- ☐ August 28–August 30: Public Housing Emphasis
- ☐ August 30–September 1: Housing Choice Voucher Emphasis

### KANSAS CITY, MO—Deadline to register: September 1

- ☐ September 18–September 20: Public Housing Emphasis
- ☐ September 20–September 22: Housing Choice Voucher Emphasis

**Please check the workshops that you expect to attend (check no more than 15):**

#### Management and Oversight

- ☐ Developing Your PHA Plans
- ☐ Understanding the SEMAP Rating Process
- ☐ Understanding the Public Housing Assessment System (PHAS), Part 1
- ☐ Understanding the Public Housing Assessment System (PHAS), Part 2
- ☐ Troubled Agency Recovery (For MTCS, check block under Admissions, Occupancy, and Rent.)

#### Operations

- ☐ Operating Subsidies, Part 1
- ☐ Operating Subsidies, Part 2
- ☐ New Lead-Based Paint Regulations
- ☐ Public Housing Homeownership: Program Changes and Plan Preparation

#### Capital Programs

- ☐ The New Capital Fund Program
- ☐ HOPE VI: An Overview
- ☐ Mixed Finance Development
- ☐ Removing Deteriorated Public Housing Units

#### Admissions, Occupancy, and Rent

- ☐ Income and Rent Policy Changes, Part 1
- ☐ Income and Rent Policy Changes, Part 2
- ☐ Changes in Admissions and Occupancy, Part 1

- ☐ Changes in Admissions and Occupancy, Part 2
- ☐ Improving Income Integrity
- ☐ Developing and Implementing "One Strike" Policies
- ☐ Elderly Initiative Offers Assisted Living Choice
- ☐ Housing Opportunities/Requirements for People With Disabilities
- ☐ Implementing Community Service
- ☐ Strengthening Families With the Fathers Initiative
- ☐ What Every PHA Needs To Know About MTCS and PHRA
- ☐ Meeting Resident Needs Through Service Coordination

#### Resident Roles and Responsibilities

- ☐ Adding Residents to the PHA Board
- ☐ Resident Involvement in Public Housing
- ☐ ROSS for Resident Opportunities
- ☐ Promoting Family Self Sufficiency
- ☐ Helping Families Move From Welfare to Work

#### Housing Choice Vouchers and Moderate Rehabilitation

- ☐ The Housing Choice Voucher Merger Rule Changes, Part 1

- ☐ The Housing Choice Voucher Merger Rule Changes, Part 2
- ☐ Voucher Funding: Renewing Tenant-Based Assistance
- ☐ Homeownership Voucher Program
- ☐ How Project-Based Conversions Affect Assistance
- ☐ Renewal of Expiring Moderate Rehabilitation Contracts
- ☐ Rent Reasonableness

#### Security and Drug Elimination

- ☐ Administering and Implementing PHDEP
- ☐ Developing Partnerships and Leveraging Resources at the Local Level
- ☐ Impact of Regulatory and Legislative Changes on PHDEP
- ☐ Making the Drug Elimination Technical Assistance (TA) Program Work for You
- ☐ Reporting, Recording, and Accountability Mechanisms

#### Energy Workshops

- ☐ Managing Energy Costs: Utility Allowances and Metering
- ☐ Negotiating Lower Rates With Utility Analysis
- ☐ Training Residents To Conserve Energy

# TRANSFORMING PUBLIC HOUSING— HERE ARE THE TOOLS TO DO THE JOB!

## How Will PHRA Change Your PHA?

### PHA STAFF TRAINING

**REGISTER NOW** for the Atlanta or Kansas City conference.

**Learn how new provisions affect your PHA:**

- New rules for PHA operations and capital funding.
- New policies on admissions and occupancy.
- New approaches to housing choice vouchers.
- New rules for residents.
- New money-saving strategies for utilities.

### WHO SHOULD ATTEND

- Executive Directors
- Members of the Board of Commissioners
- Occupancy Staff
- Maintenance/Modernization Managers
- Property Managers
- Financial Staff



#### U.S. Department of Housing and Urban Development

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Washington, DC 20410-6000

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